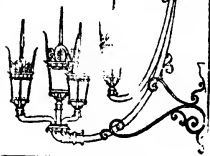


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Property of
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Reference B65 R.Cod
Code Enforcement Folder
Jamaica Plain



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Reference B65R.Cod
Code Enforcement Folder
Jamaica Plain



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Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

To: Edward J Logue

From: John Stainton

cc: J. Drought, R Hazen, R Litke, F O'Brien,
R Rothermel

Date: October 7, 1965

Subj: Jamaica Plain Program

Attached is the revised Neighborhood Improvement Program application for Jamaica Plain. It includes the code enforcement, neighborhood facilities and urban beautification programs.

Also attached is a program summary, a memorandum from you to the Mayor describing the program, and a separate memo from you to the Mayor describing the proposed organization of the program.

A 200 scale map showing the total Jamaica Plain program has also been prepared.

Frank O'Brien points out the program will involve expenditures within Jamaica Plain over and above what would normally be spent during the same period, and that to keep total city expenditures from rising will require a reduction in the spending in other areas. This is true but it is almost inevitable. Federal funds are only for a very limited period of time within any particular geographical area. To maximize their use requires some increase in City spending. Presumably after the three-year period, the city expenditure level in Jamaica Plain could be considerably reduced and spending in some other area of the City increased.

JS/mrf
Enclosures



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 PUBLIC LIBRARY
 ASTOR LENOX TILDEN FOUNDATION
 100 N. 5TH ST.
 NEW YORK, N. Y.

TO: Mayor [Name] [Address]
 FROM: Edward J. [Name], [Title]
 DATE: October 1961
 SUBJECT: [Subject]

In a follow-up memorandum on the [Subject] of [Subject] program under the heading of [Subject], I also noted the [Subject] with [Subject] departmental participation. There will be a [Subject] for [Subject] coordination of [Subject] and execution.

With no certain [Subject] to expand the [Subject] [Subject] Administrator responsibility [Subject] [Subject] [Subject] [Subject] of other city departments, [Subject] that the [Subject] [Subject] [Subject] staff resources of the [Subject] is the logical place to [Subject] the [Subject] coordination responsibility for this program.

Accordingly, I am [Subject] the [Subject] of [Subject] that [Subject] letters similar to the attached to the appropriate [Subject] [Subject].

The Federal regulations established for the [Subject] require Council approval of the application. I suggest that [Subject] to submit the program to the Council at the same time as we submit the [Subject] [Subject] recertification request, which would be within the next [Subject].

October 5, 1965

SUMMARY PROGRAM STATEMENT

NEIGHBORHOOD IMPROVEMENT PROGRAM FOR JAMAICA PLAIN

The financial capability of the City of Boston to maintain an adequate level of public services and improvements continues to be severely limited. Inadequate funds force the delay of needed repairs and improvements to streets, street lighting, sewer and water lines, parks, recreation areas, public buildings and other facilities. Budgets for code enforcements for the demolition of unsafe structures and similar activities are also inadequate.

Passage of the 1965 Housing Act in August makes it possible for the first time to augment, with Federal grants, many of the traditional maintenance and improvement functions of the City Departments.

Under the Housing Act it is possible to obtain funds for comprehensive Neighborhood Improvement Programs including (1) the repair or reconstruction of streets, (2) curbs and sidewalks, (3) new street lighting and street trees, (4) repair and replacement of water and sewer lines, (5) construction of community recreation centers, and (6) the acquisition and development of parks and recreation areas.

A complete range of rehabilitation services can also be financed as part of the program. Particularly important are the financial aids for property owners with incomes too low to obtain home improvement financing at conventional interest rates. For these persons, direct 3% interest loans are available as well as grants up to \$1,500.

With these new provisions of the Housing Act a comprehensive neighborhood improvement program can be undertaken without the use of urban renewal. As a demonstration of what could be done a prototype application for federal funds has been prepared to demonstrate how the program could be organized and financed.

Program estimates for Jamaica Plain include:

(1)	The repaving or reconstruction of approximately 16.8 miles of streets	\$2,230,000
(2)	New street lighting on approximately 36 miles of streets	1,000,000
(3)	500 new street trees	50,000
(4)	Traffic signals, street signs, fire communications system, police communication system	90,000
(5)	Demolition of approximately 50 unsafe structures	65,000
(6)	Code enforcement and rehabilitation services for over 2,800 properties	752,000
(7)	Repair and replacement of water and sewer facilities	3,300,000
(8)	Acquisition and development of four playgrounds	525,000
(9)	Construction of a neighborhood recreation center	800,000

Total program costs are estimated to be \$8,812,000 over a three year period. The City's share of this total is \$3,559,000; Federal grants total \$5,253,000.

Relocation is limited to a few families living in unsafe structures and on land acquired for construction of playgrounds and schools. A maximum of 125 families would be displaced over a three year period due to code enforcement activities, and approximately 100 families and less than 10 businesses from the acquisition of land for new school and recreation facilities.

The applicant for Federal aid under this program would be the City of Boston, acting by and through the Mayor.

Grants for public improvements, and loans and grants for home repair are available only in those areas of the City in which plans are made to carry out a comprehensive program of neighborhood improvement. A number of City agencies will, therefore, be involved including:

Department of Housing Inspection, Building Department, Public Works Department, Traffic Department, Police and Fire Department, Parks Department, Welfare and Health Departments, and the Boston Redevelopment Authority.

The complexity of the program and the coordination required between various agencies suggests that responsibility for planning and execution be placed in one office equipped with the authority and capacity for effective implementation. The Office of Development in the Mayor's Office is the logical assignment for planning and carrying out the program.

A Program Development and Coordinating Committee (PDCC) comprised of the heads of appropriate city agencies and chaired by the Deputy Mayor should be established. The Committee would review and recommend to the Mayor for approval the program application for Federal funds as prepared in the Office of Development. During execution, the Committee would review program activities and progress, recommend operating changes as required and provide overall policy guidance.

BOSTON, MASSACHUSETTS

APPLICATION FOR FEDERAL GRANTS UNDER THE PROVISIONS OF:

A NEIGHBORHOOD IMPROVEMENT PROGRAM

Title III : Section 117 : 1949 Housing Act as amended

B. COMMUNITY FACILITIES

Title VII : 1965 Housing Act

C OPEN-SPACE LAND AND URBAN BEAUTIFICATION AND IMPROVEMENT

Title VII : 1961 Housing Act as amended

JAMAICA PLAIN

BINDER NO.

TABLE OF CONTENTS

A NEIGHBORHOOD IMPROVEMENT PROGRAM

Title III : Section 117 : 1949 Housing Act, as amended

Application

CE 100A : Form H-612: Application for Loan and Grant ___/
CE 100B : Area Eligibility Data ___/

Code Standards Requirements

CE 200 : Community Requirements Data ___/

Code Enforcement Program

CE 300 : Description of Code Enforcement Program ___/

Budget Data

CE 400 : Form H-6171: Code Enforcement Program ___/

Public Improvements Program

CE 500 : Description of Public Improvements Program ___/

Legal Data

CE 600A : Resolution of City Council approving filing ___/
CE 600B : Certificate of City Council recording
officer ___/

B COMMUNITY FACILITIES

Title VII: 1965 Housing Act

CF 702 : Water and Sewer Facilities ___/

CF 703 : Neighborhood Facilities ___/

CF 704 : Advance Acquisition of Land ___/

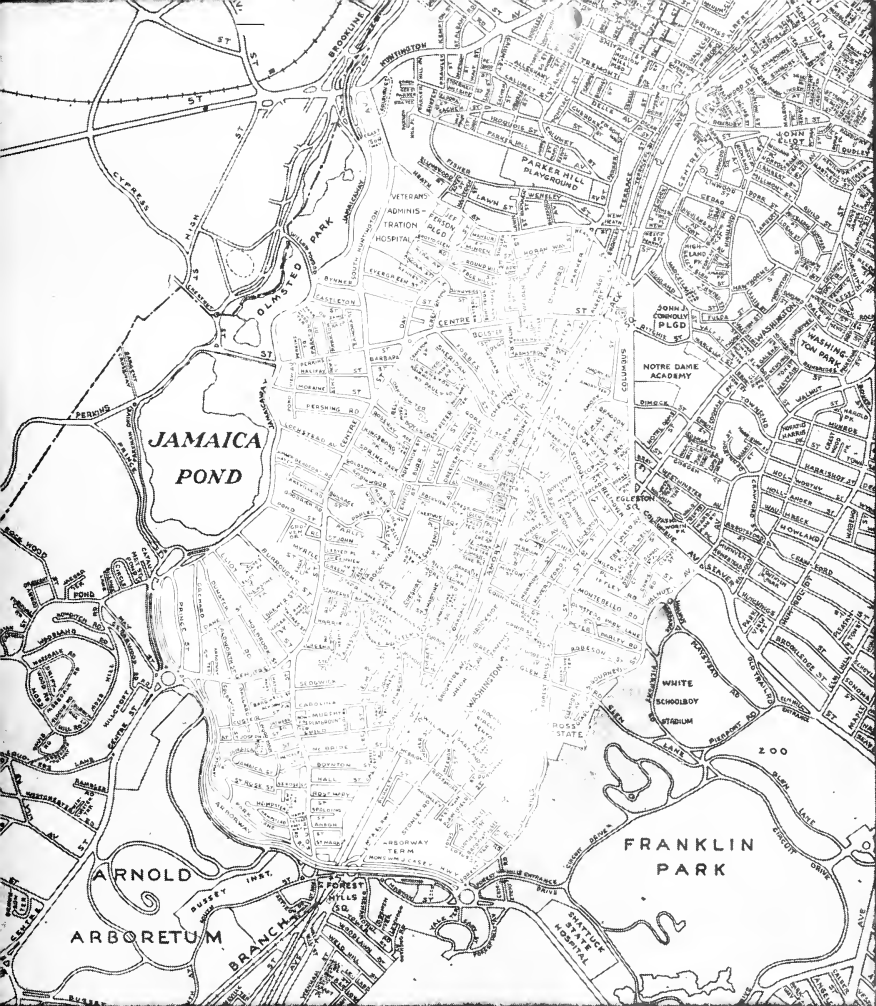
C OPEN-SPACE LAND AND URBAN BEAUTIFICATION AND IMPROVEMENT

Title VII: 1961 Housing Act as amended

OPEN-SPACE: Program to Acquire and Develop
Land for Open-Space Use ___/

EXHIBITS

- Exhibit A: Map 1 : Map of Locality, Code Enforcement
Areas, Urban Renewal Areas, and
General Neighborhood Renewal Plan
Areas _ /
- Exhibit B: Description of Perimeter Boundary _ /
- Exhibit C: Code Enforcement Notice and Inspection Forms
and Rehabilitation Work - Write-up Forms _ /
- Exhibit D: Map 2 : Existing Land Use _ /
- Exhibit E: Map 3 : Existing and Proposed Public
Facilities and Improvements _ /
- Exhibit F: Map 4 : Building Demolition _ /



JAMAICA PLAIN

CITY OF BOSTON

0 800 1600 2400 3200

SCALE IN FEET



1965

APPLICATION FOR CODE
ENFORCEMENT GRANT NO. 1

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

AREA ELIGIBILITY DATA

CODE NO. CE-100B

1. MAP OF LOCALITY

A map of the locality which delineates (1) code enforcement areas covered by this application, (2) urban renewal projects in planning or execution, and (3) General Neighborhood Renewal Plan (GNRP) Areas is attached herewith as Exhibit A: Map 1.

2. AREA DESIGNATION

The code enforcement area will be known as the Jamaica Plain Code Enforcement Area.

3. AREA BOUNDARIES

The boundaries of the Jamaica Plain Code Enforcement Area are attached herewith as Exhibit B: Description of Perimeter Boundary.

4. AREA SIZE

The Jamaica Plain Code Enforcement Area comprises 226 city blocks and 1,063 acres.

5. CHARACTER AND CONDITION

The character of the Code Enforcement Area and the condition of the buildings is described in the charts which follow:

Buildings	Total No. in Area	No. w/Code Violations	% with Violations
Residential	4,680	3,878	82.9%
Non-Residential	+ 393	+ 311	79.1%
Mixed	+ 142	+ 141	99.3%
	5,215	4,330	83.0%

Dwelling Units	Total No. in Area	No. w/Code Violations	% with Violations
In Residential Buildings	12,420	8,102	65 2%
In Mixed Buildings	+ 380	+ 378	+ 99 5%
TOTAL	= 12,800	= 8,480	= 66 3%

6. BUILDING DEMOLITION

It is estimated that 50 buildings will be demolished as the result of code enforcement activity.

7. BASIS OF ESTIMATES

The data set forth in Items 5 and 6 of Code No. CE-100B is based on exterior building condition surveys conducted by staff of the Boston Redevelopment Authority during the summer of 1965.

Each building in the code enforcement area was judged to be in A, B, C, or D condition. In general, the distinctions were made on the following basis.

"A" Condition - standard, requires no repairs

"B" Condition - minor repairs, requires minimum expense to meet code standards

"C" Condition - major repairs, judged to be economically feasible of rehabilitation

"D" Condition - major repairs, feasibility of rehabilitation is doubtful.

8. AREA DESCRIPTION AND REASONS FOR DESIGNATION

The Jamaica Plain Code Enforcement Area comprises 1,063 acres of which approximately 546 acres are in residential use, 124 acres in institutional use, 61 acres in commercial use and 41 acres in industrial use. Approximately 234 acres of streets together with 57 acres of vacant land and parking constitute the remaining acreage. It is presently estimated that 42,400 people live within the area which represents a slight increase since the 1960 U. S. Census.



The residential section of the code enforcement area is characterized by single-family frame dwellings with various other housing types interspersed throughout, particularly three-deckers. The housing types reflect the historical development of Jamaica Plain. Originally the area contained farms and large estates whose character still is evident along sections of the Jamaica way.

The older housing stock in Jamaica Plain presents a problem characteristic of many of Boston's neighborhoods. Old, large, single-family homes are now obsolete in design, expensive to maintain and subject to deterioration. Although Jamaica Plain has a high percentage of owner-occupants who take great pride in their homes, many of these obsolete dwellings are deteriorating and have been converted to other uses.

The exterior building condition survey conducted during the summer of 1965 reveals that although a high percentage of the structures do not presently meet code standards, the majority of the buildings are judged to be economically feasible of rehabilitation.

A recent analysis of the housing market in Jamaica Plain indicates that property values in certain sections of the area have declined considerably in the last decade. This trend is especially true in the section of the code enforcement area which lies east of the railroad. There are also strong indications that property value decline is slowly spreading to sections of the code enforcement area west of the railroad.

With respect to community facilities in Jamaica Plain, many of the streets are in poor condition and suffer from inadequate street lighting.

At present, there are 5 elementary schools, 2 junior high schools and 1 senior high school located within the code enforcement area. One of the public elementary schools was constructed in 1849 and in all, four were built prior to 1900. Only one of these five elementary schools is considered suitable for retention. It is proposed as part of the Boston School Building Program that the remaining four be replaced by three new schools. Funds have been appropriated for the construction of two elementary schools and preliminary planning has been initiated.

One of the junior high schools is proposed for retention and improvement; the other junior high school will be expanded to accommodate an additional 650 pupils. The one senior high school is proposed for retention.

The one police station in the code enforcement area will be abandoned and consolidated into a new station which will be constructed in the Washington Park Urban Renewal Area. The existing fire stations and libraries are suitable for retention.

The Jamaica Plain area is considered to be appropriate for code enforcement treatment for the following reasons:

- (1) The large majority of buildings in the area are basically sound, i.e., either standard or require minimum repairs to meet code standards.
- (2) Other governmental activity within and adjacent to the code enforcement area suggests that this would be an appropriate time for undertaking an intensive code enforcement program.
- (3) The provision of needed public improvements will strengthen the desire of property owners to upgrade.
- (4) A number of neighborhood groups have expressed strong interest in a program of this type.

9. DISPLACEMENT

It is estimated that 221 families and 8 businesses will be displaced due to code enforcement activities and other governmental action in the code enforcement area. These figures do not include the 500 families and 64 businesses who will be displaced by construction of the Southwest Expressway.

Availability of Relocation Housing

The following data indicates that there are sufficient sales and rental housing available for the relocation of families and individuals.

Overall Number of Standard and Substandard Housing Units

As of April 1, 1960 the housing inventory in the City of Boston as indicated in the U. S. Census of Housing, 1960, Volume I, Final Report HC(1)-23, was as follows:

Condition (Occupied H.U.'s)	Total	Owner-Occupied	Renter-Occupied
Sound	183,872	54,850	129,022
Deteriorating	33,968	5,675	28,293
Dilapidated	6,847	766	6,081
TOTAL	224,687	61,291	163,396



Turnover in Citywide Housing Inventory

As of July 31, 1964, there was an estimated 16,200 housing units available in the most recent seven-month period from turnover in rental housing as indicated by the records of our local utility company. These units were located within the City of Boston and represent a substantial portion of the total available private rental housing turnover.

The annual turnover rate for Boston's public housing units in 1963 was 12.6% or 1,800 units.

Turnover rates in the City's housing supply are derived from the U. S. Census of Housing, Boston, 1960, and are estimated as follows:

Year Moved	Renter-Occupied	Owner-Occupied	Total
1957	15,969 (9.8%)	3,054 (5.0%)	19,023 (8.5%)
1958	20,750 (12.7%)	3,171 (5.2%)	23,921 (10.6%)
1959	33,262 (20.4%)	3,555 (5.8%)	36,817 (16.4%)

Characteristics of Inventory and Vacancy Rate

As of April 1, 1960, there was an estimated 14,115 vacant housing units out of a total of 238,802 units in the City of Boston. In the interim period through July 31, 1964, it is estimated that a net decrease of 31,600 people has occurred in the City, further increasing the availability of housing. Of the 224,687 units occupied, it is estimated that 163,396 were renter-occupied and 61,291 were owner-occupied.

As of November 1964 there were 14,397 public rental housing units provided under the Federally-aided and State-aided programs, according to a letter from the Acting Administrator of the Boston Housing Authority, dated November 27, 1964.

As of April 1, 1960, the U. S. Census of Housing listed 14,115 vacant dwelling units, providing a vacancy ratio of 5.9%. Of the vacant dwelling units, 5,263 are available vacant with all facilities and considered to be standard units, including 485 sales units and 5,778 rental units.

Vacant standard units represent 3.1% of the total number of standard units. The vacancy rate is 4.1% of the total standard sales units, according to the U. S. Census of Housing, States and Small Areas HC(1)23, Boston, 1960.

New Private and Public Residential Construction

The number of new residential structures and units constructed in the City of Boston between 1960 and 1963 are derived from the Boston Building Department, and are estimated as follows:

Residential (structures)	1960	1961	1962	1963	Total (1960-1963)
Constructed	436	417	491	670	2,014
Demolished	619	457	279	649	2,004
Change	(-) 183	(-) 40	(+) 212	(+) 21	(+) 10

Residential (units)	1960	1961	1962	1963	Total (1960-1963)
New Construction	1,529	1,744	2,373	4,032	9,678
Alterations, repairs	396	553	829	527	2,305
Eliminated	1,800	1,331	846	2,029	6,006
Change	(+) 125	(+) 966	(+) 2,356	(+) 2,530	(+) 5,977

Public Housing Construction - 1962-1964

<u>Year</u>	<u>Type</u>	<u>No. of Developments</u>	<u>No. of Units</u>	<u>Status</u>
1962-1963	Housing for elderly	9	642	Construction complete
1964	Housing for elderly (Fed.)	9	724	Annual Contribu- tions contract executed
1964	Housing for elderly (State)	1	36	Awaiting financial assistance contract
		19	1,422	

APPLICATION FOR CODE
ENFORCEMENT GRANT NO. 1

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

COMMUNITY REQUIREMENTS DATA

CODE NO. CE-200

On December 31, 1964, the City of Boston adopted a new comprehensive Zoning Ordinance which is now in effect.

There have been no other changes in the City's Codes and Ordinances which were submitted to the Federal government in November, 1964, as part of the City of Boston's Workable Program for Community Improvement. The "Workable Program" was recertified by the Federal government in February, 1965.

1. Plan and schedule for bringing all properties into compliance with Codes.

A Site Office will be established in the Code Enforcement Area and will be staffed by employees of the City of Boston Building Department, Department of Housing Inspection and the Office of Development.

The emphasis of code enforcement activity will be on approximately 1250 buildings which are considered to be in "C" and "D" condition. (Refer to Code No. CE-100B). Inspections and rehabilitation services for "B" condition buildings will be undertaken at the request of the property owner.

A community organization specialist will make initial contact with the property owner and set up an appointment for inspection. At the appointed time, an Inspector from the Department of Housing Inspection will survey the property and determine the steps required to meet Code standards. Work write-ups, prepared by a Rehabilitation Specialist, will outline the work required and the estimated costs to insure code compliance.

It is anticipated that inspection of all properties will be completed in two years and that Code compliance in all structures will be achieved in three years.

2. Number and classification of Code Enforcement staff:

The staff listed below will be assigned full time to the Mayor's Office of Development for a three-year period unless otherwise indicated.

Project Manager
Plumbing Inspector
Wiring Inspector
Building Inspector
Housing Inspector
Records Analyst
Legal Officer
Secretary

Rehabilitation Specialists (8)
Financial Specialists (4)
Community Organization Specialist (2)
Relocation Specialist (50%)
Secretary (4)

3. Copies of Forms Used

a. Coordination among all units of local government responsible for compliance.

A Program Development and Coordinating Committee has been established consisting of heads of the following agencies which will have major roles in the program: Housing Inspection Department, Public Works Department, Parks and Recreation Department, Building Department, Redevelopment Authority, and a Poverty Program Representative. The Committee is chaired by the Deputy Mayor.

The Committee's function has been to review and recommend to the Mayor for approval of the program application for federal funds. During execution the Committee's function will involve reviewing program activities and progress, making recommendations for operating changes as required to improve performance and to provide overall policy guidance as necessary.

Coordination on a day-to-day basis within the Code Enforcement Area will be the responsibility of the Project Manager.

4. Non-compliance cases

With the new financial tools provided by the 1965 Housing Act, the number of non-compliance cases is expected to be minimal. However, if legal action is necessary and after all other procedures to achieve compliance have been explored, legal action will be initiated by the Department of Housing Inspection and/or the Building Department as appropriate to achieve the necessary compliance.

a. Procedures for obtaining neighborhood support

Brochures describing the Code Enforcement Program will be distributed to every household in the area. Additional follow-up information will be programmed as appropriate.

A community organization specialist will be assigned to the project office and will have the full-time responsibility for explaining the Program to the owners and tenants of the area as well as interested neighborhood groups.

b. Technical and Financial Advisory Services

A full range of technical services will be provided by qualified personnel based at the site office. Informational sessions in home improvement will be conducted with the representatives or organizations and with interested individuals. The technical assistance will include discussions of financing, home repair techniques, and self-help programs. In addition, as properties are inspected the full range of technical services will be available to each property owner.

It is anticipated that the FHA will place a sufficient number of its own technical staff in the site office to facilitate the rapid processing of rehabilitation loans. The techniques developed in the Washington Park Urban Renewal Area with respect to technical and financial assistance will be utilized in the Jamaica Plain Code Enforcement Area.

c. Hardship Cases

Preliminary screening of all cases will be made in order to determine all special or hardship cases and to select the most appropriate treatment.

Pre-processing will identify all special or hardship cases and, at this stage, cases will be separated into four categories:

- a. Aged
- b. Low-income - poor credit risks
- c. Large families - low income
- d. Social problems

After identifying the special cases and placing the case in one of the four categories, an interview will be arranged in order to evaluate the individual case and recommend an appropriate solution or refer the case to the proper agency for action.

d. Coordination with public and private agencies having related programs of community improvement

Effective coordination between agencies will be obtained through the procedures outlined in (a) above.

APPLICATION FOR CODE
ENFORCEMENT GRANT NO. 1

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE

FORM H-6171: CODE ENFORCEMENT
PROGRAM BUDGET

CODE NO. CE-400

A. CODE ENFORCEMENT PROGRAM COST

1.	Administration	\$	236,000
2.	Code Enforcement	+	89,000
3.	Legal Costs	+	50,000
4.	Building Demolition	+	65,000
5.	Related Staff Services	+	402,000
6.	Public Improvements		
(a)	Street Reconstruction	\$	930,000
(b)	Street Repaving	+	1,300,000
(c)	Street Lighting	+	1,000,000
(d)	Street Tree Planting	+	50,000
(e)	Traffic Signals, Street Name Signs	+	30,000
(f)	Fire Communication System	+	30,000
(g)	Police Communication System	+	30,000
(h)	Subtotal	= \$	3,370,000 + \$3,370,000
7.	Subtotal		= \$4,212,000
8.	Inspection Fee	+	--
9.	TOTAL PROGRAM COST		= \$4,212,000

B. SHARING PROGRAM COSTS

The City of Boston requests a 2/3 grant of the total
program costs in the amount of \$2,808,000.

C. RELOCATION GRANT

The demolition of buildings which are "structurally unsound" would result in the displacement of 125 families. The cost of relocation, including relocation grants and relocation adjustment payments, is estimated at \$30,750. Other governmental action in the area could result in the relocation of 96 families and 8 businesses.

D. FEDERAL REHABILITATION AIDS

	<u>No. of Applications</u>	<u>Total Amount</u>
1. Direct Federal rehabilitation loans	20	\$200,000
2. Direct Federal rehabilitation grants	50	75,000
	<hr/>	<hr/>
TOTAL	70	\$275,000

E. CITY'S SHARE OF PROGRAM COSTS

Staff services in the amount of \$557,000 will be provided to meet part of the City's share of Total Code Enforcement Program Costs. The remainder of the City's share will be provided in the form of public improvements.

THE SCHOOL COMMITTEE OF THE CITY OF BOSTON
ADMINISTRATION BUILDING, 15 BEACON STREET
BOSTON 8, MASSACHUSETTS

Mayor John F Collins
City Hall
Boston, Massachusetts

Jamaica Plain Development Program

In reply to your request, I am pleased to inform you that the Boston School Department will, within the next three years, begin construction on two (2) new elementary schools and an addition to the T Roosevelt.

- 1 A replacement for the Fuller Elementary School for 550 pupils will be constructed on a mutually agreeable site of approximately 1.0 acres adjacent to the Cornwall Street Playground
- 2 A replacement for the Agassiz and Old Agassiz Elementary School for 550 pupils will be constructed on a mutually agreeable site of approximately 1 2 acres adjacent to the Murphy Playground
- 3 An addition to the T Roosevelt School for 650 pupils will be constructed on a mutually agreeable site of approximately 1 0 acres in the immediate vicinity of the existing school

The City of Boston may use this letter as their "letter of intent" or cooperation agreement for the purpose of applying for Federal funds

Very truly yours,

William H. Ohrenberger
Superintendent of Public Schools

CITY OF BOSTON
PARKS AND RECREATION DEPARTMENT
33 BEACON STREET
BOSTON 8, MASS.

Mayor John F. Collins
City Hall
Boston, Massachusetts

Re: Jamaica Plain Neighborhood
Improvement Program

Dear Mayor Collins:

I am pleased to inform you that this Department will provide the following facilities on mutually agreeable sites as follows:

1. The improvement and expansion (some 2.5 acres) of the Cornwall Street Playground in connection with construction of the Fuller Replacement School.
2. The improvement of the existing Murphy Playground in connection with construction of the Agassiz and Old Agassiz Replacement School.
3. The acquisition and development of approximately 2.2 acres for playground and recreation purposes to be undertaken in connection with expansion of the T. Roosevelt School.
4. The development of land adjacent to the Purley School for playground and recreation purposes.
5. A community center which may include an auditorium, gymnasium, swimming pool, meeting rooms, health services, and facilities to accommodate "Poverty" Program activities on a site adjacent to the existing T. Roosevelt.

The City of Boston may use this letter as a "letter of intent" or cooperation agreement for the purpose of applying for Federal funds.

Very truly yours,

William J. Devine
Commissioner
Parks and Recreation Department

CITY OF BOSTON
PUBLIC WORKS DEPARTMENT
CITY HALL ANNEX
BOSTON, MASSACHUSETTS

Mayor John F Collins
City Hall
Boston, Massachusetts

Development Program for Jamaica Plain

Dear Mayor Collins:

In response to your request, I am pleased to inform you that the Public Works Department is anxious to participate in a coordinated Code Enforcement and Public Works Program for Jamaica Plain. On the basis of recent surveys in Jamaica Plain, the Public Works Department is prepared to expend approximately \$3.3 million in the area in the three-year period from January 1, 1966 to December 31, 1968. The expenditures will be used for the reconstruction and repaving of public rights-of-way, the improvement of curbs, gutters and public sidewalks, the provision of improved street lighting and street tree planting. More specifically, the Public Works Department will undertake:

1. The reconstruction of approximately 3.8 miles of public right-of-way.
2. The repaving of approximately 13 miles of public right-of-way
3. Street landscaping to include the planting of approximately 500 trees
4. New street lighting on approximately 36 miles of public right-of-way.

It is my understanding that approximately 2/3 of the cost of the above-mentioned improvements can be provided by the Federal government under provisions of the 1965 Housing Act. If the City of Boston submits an application for Federal assistance, this correspondence may serve as a "letter of intent"

Sincerely,

John F. Flaherty
Commissioner

CITY OF BOSTON
FIRE DEPARTMENT
115 SOUTHAMPTON STREET
BOSTON 18, MASS.

Mayor John F. Collins
City Hall
Boston, Massachusetts

Jamaica Plain Development Program

Dear Mayor Collins:

In reply to your request, the Fire Department projects that expenditures for maintenance of the Fire Alarm System in Jamaica Plain will amount to approximately \$10,000 per year over the next three years

The expenditures will be used for the repair and replacement of conduits, cables, distribution manholes, and fire boxes. The facilities will be maintained in accordance with the standards of the Fire Alarm Division, Boston Fire Department.

This correspondence may serve as a "letter of intent" pursuant to any application for Federal funds which the City of Boston may submit.

Very truly yours,

Thomas Griffin
Commissioner

CITY OF BOSTON
POLICE DEPARTMENT
154 BERKELEY STREET
BOSTON, MASSACHUSETTS

Mayor John F Collins
City Hall
Boston, Massachusetts

Jamaica Plain Development Program

The Police Department has programmed improvements to trunk and circuit cables of the Police Signal System within Jamaica Plain during the next three years at the rate of approximately \$10,000 per year

This letter may be used as part of an application by the City of Boston for Federal financial assistance

Sincerely,

Edmund L McNamara
Commissioner

CITY OF BOSTON
BUILDING DEPARTMENT
CITY HALL
BOSTON, MASSACHUSETTS

Mayor John F. Collins
City Hall
Boston, Massachusetts

Dear Mayor Collins:

In response to your request, I have reviewed the proposed Neighborhood Improvement Program for Jamaica Plain. I am pleased to inform you that the Building Department is prepared to assist this program by assigning on a full-time basis and for a period of up to three years Department personnel in addition to the personnel included in the average yearly expenditure for enforcement activities including building inspectors, record analysts, and secretaries for the purpose of undertaking housing surveys and other activities appropriate to the enforcement of the City's building code.

If the City of Boston applies for Federal funds under Title III of the 1965 Housing Act, this correspondence can serve as a "letter of intent".

Very truly yours,

Robert York
Commissioner

CITY OF BOSTON
DEPARTMENT OF HOUSING INSPECTION
CITY HALL
BOSTON, MASSACHUSETTS

Mayor John F. Collins
City Hall
Boston, Massachusetts

Jamaica Plain Neighborhood Improvement

Dear Mayor Collins:

In response to your request, I have reviewed the proposed Neighborhood Improvement Program for Jamaica Plain. I am pleased to inform you that the Department of Housing Inspection is prepared to assist this program by assigning on a full-time basis and for a period of up to three years Department personnel in addition to personnel included in the average yearly expenditure for enforcement activities including housing inspectors, record analysts, and secretaries for the purpose of undertaking housing surveys and other activities appropriate to the enforcement of the City's housing code.

If the City of Boston applies for Federal funds under Title III of the 1965 Housing Act, this correspondence can serve as a "letter of intent".

Very truly yours,

Daniel Finn
Commissioner

APPLICATION FOR CODE
ENFORCEMENT GRANT NO. 1

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

PUBLIC IMPROVEMENTS PROGRAM

CODE NO. CE-500

- A. Maps of the designated code enforcement area are attached herewith as Exhibit D, Map 2 "Existing Land Use" and Exhibit E, Map 3 "Existing and Proposed Public Facilities and Improvements"

Map 2 indicates:

- 1) Boundaries of the area
- 2) Present land use.

Map 3 indicates:

- 1) Boundaries of the area
- 2) Existing and proposed major public facilities and improvements including schools, parks, libraries, neighborhood centers, district fire and police stations and street widenings.

B Public Improvements Program

1. Review of Public Facilities

A review of the adequacy of public facilities has been undertaken based on recent GMRP and other studies prepared for the Boston Development Program and including:

- a) Jamaica Plain General Neighborhood Renewal Plan, Boston Redevelopment Authority, 1965.
- b) Boston Redevelopment Authority, Renewing Boston's Municipal Facilities 1963/1975.
- c) Curry Smith and Associates, Jamaica Plain Land Utilization and Marketability Study, 1964.
- d) Harvard University, Boston Schools - 1962 A Report on the Schools of Boston, 1962.
- e) Curry Smith and Associates, Traffic and Circulation Plan 1965
- f) Charles A. Maguire and Associates, Report on Preliminary Studies of Existing Utility Systems, 1965.

2. Additional Public Improvements

A major objective of the Boston Development Program is to provide public facilities in accordance with modern municipal standards. Consistent with this objective new or improved public improvements have been proposed for Jamaica Plain to remove present deficiencies and to replace existing outmoded facilities. These improvements are briefly described below. Cost estimates and completion data are shown for each proposal in Table I attached herewith.

Street Improvements: The following street improvements are proposed:

- a) the reconstruction of 3.8 miles of public right-of-way
- b) the repaving of 13 miles of public right-of-way
- c) street landscaping to include the planting of approximately 500 trees

The street reconstruction and repaving will be accompanied by the modernization of street lighting, and the upgrading of curbs, gutters and sidewalks.

Water and Sewer Improvements. The water and sewer systems which serve Jamaica Plain are antiquated and require improvement. The proposals include the construction of separate sanitary sewers whenever possible in the code enforcement area.

The existing water distribution system is defective and requires improvement in order to adequately serve the Jamaica Plain area. Existing water mains are corroded and clogged after several decades of service. It is proposed to carry out an improvement program of the water system with replacement of water mains and service lines, wherever required, and the replacement or repair of appurtenant facilities which are obsolete or in poor condition.

Federal financial assistance will be sought under Title VII of the 1965 Housing Act. (Refer to Code No. CF-702 of this application).

New School Construction. Two new elementary schools and the expansion and conversion of an existing school are proposed for the code enforcement area within the next five years. These proposals are summarized as follows:

- a) Replacement of the Agassiz and Old Agassiz Elementary Schools with a new K-5 school for 550 pupils.
- b) Replacement of the Fuller Elementary School with a new K-5 school for 550 pupils.
- c) Expansion of the existing T. Roosevelt School to accommodate 1,200 pupils and its conversion to intermediate use. This proposal is also vital to the adjacent Washington Park Urban Renewal Project which is within the service area of the school.
- d) The abandonment of the existing Wyman Elementary School which is obsolete for modern educational programs.

Funds have been allocated for construction and preliminary planning is underway. (Refer to Code No. CE-704 of this application).

Park and Recreation Areas. The improvement program for Jamaica Plain includes the acquisition and improvement of open space adjacent to public schools. Specifically, this includes:

- a) Provision of outdoor recreation space adjacent to the new Fuller School and the expanded Roosevelt School.
- b) Improvement of the Murphy Playground. (Construction of the Agassiz Replacement is scheduled to take place adjacent to the Murphy Playground).
- c) Provision of outdoor recreation space adjacent to the existing Mendell and Curley Schools.

Financial assistance for construction of the proposed improvements will be sought under Title VII of the 1961 Housing Act, as amended.

Community Center. A community center is proposed in conjunction with the expansion of the T. Roosevelt School. This facility will provide recreational and social services coordinated with regular school and the adult education programs. The cost of this facility will be provided by the City of Boston. Federal financial assistance for construction will be sought under Title VII of the 1965 Housing Act. (Refer to Code No. CF-703 of this application.

3. Land Acquisition Policy Statement

In the acquisition of any real property required in connection with public improvements charged to Code Enforcement Cost, the City of Boston will:

- a) Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
- b) Not require any owner to surrender the right to possession of his property until the municipality pays, or causes to be paid, to the owner (1) the agreed purchase price arrived at by negotiation, or (2) in any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the municipality.
- c) Not require any person lawfully occupying property to surrender possession without at least 90 days' written notice from the municipality of the date on which possession will be required.

TABLE I

Proposed Public Improvements

*Financed in part under Code Enforcement Program

**Financed under other provisions of 1965 Housing Act

ITEM	ESTIMATED COST	EST. COMPLETION DATE
Street Improvements	\$3,370,000*	1969
(a) Reconstruction	\$ 930,000	
(b) Repaving	1,300,000	
(c) Lighting	1,000,000	
(d) Tree Planting	50,000	
(e) Fire, Police & Traffic Systems	<u>90,000</u>	
Water and Sewer Improvements	\$3,500,000**	1969
(a) Sewers & Drains	1,700,000	
(b) Water Service	1,600,000	
New School Construction	\$3,325,000	1969
(a) Agassiz Repl.	1,100,000	
(b) Fuller Repl.	1,100,000	
(c) Roosevelt Exp.	1,625,000	
Open-Space Acquisition and Improvement	\$ 500,000	
(a) Adj. to New Agassiz	75,000**	1967
(b) Adj. to New Fuller	250,000**	1969
(c) Adj. to Roosevelt Expansion	125,000**	1969
(d) Adj. to Existing Curley	75,000**	1967
Community Center	800,000**	1969

APPLICATION FOR CODE
ENFORCEMENT GRANT NO. 1
BOSTON, MASSACHUSETTS

BINDER NO.

SUBMISSION DATE:

RESOLUTION OF CITY COUNCIL
APPROVING FILING

CODE NO. CE-600A

WHEREAS Section 117 of the Housing Act of 1949, as amended, authorizes the Housing and Home Finance Administrator to make grants to municipalities and counties to assist them in carrying out programs of concentrated code enforcement in deteriorated or deteriorating areas in which such enforcement, together with certain public improvements to be provided by the locality, may be expected to arrest the decline of the area; and

WHEREAS it has been found and determined by this body that there exists in this locality certain deteriorated or deteriorating areas for which a program of concentrated code enforcement, combined with certain public improvements, may be expected to arrest the decline of the area; and

WHEREAS it is recognized that the grant of funds pursuant to Section 117 will impose certain obligations and responsibilities upon the City of Boston, among which is the obligation to assure that any persons who may be displaced as a result of the code enforcement and public improvements programs are relocated into decent, safe, and sanitary housing in accordance with the regulations of the Housing and Home Finance Agency; and

WHEREAS Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Agency effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of any program or activity receiving Federal financial assistance under Title I of the Housing Act of 1949, as amended:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOSTON:

1. That an application be filed with the Housing and Home Finance Agency on behalf of the City of Boston for a code enforcement grant under Section 117 of the Housing Act of 1949,

as amended, of two-thirds of the cost of undertaking and carrying out a code enforcement program, which cost is now estimated to be \$ in an area or areas to be designated and specifically described in such application, and that the Mayor of the City of Boston is hereby authorized and directed to execute and file such application, to provide such additional information and furnish such documents as may be required by the Housing and Home Finance Agency, to execute such contract or contracts as may be necessary for the grant applied for, to execute and file requisitions for funds, and to act as the authorized representative of the City of Boston in the accomplishment of the code enforcement program.

2. That during the period of the contract for the code enforcement grant the City of Boston will maintain a level of expenditures for code enforcement activities, exclusive of expenditures in any federally assisted code enforcement or Title I urban renewal project areas, that is not less than the average yearly expenditure for such activities throughout the locality for the two full fiscal years immediately preceding the filing of the application.

3. That the locality has a program for and will provide in a timely manner all necessary public improvements for the code enforcement area.

4. That there exists in the locality an adequate amount of decent, safe, and sanitary housing which is available to persons displaced as a result of the code enforcement and related public improvements programs, at prices which are within their financial means and which are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families, and it is the sense of this body that such displacees, if any, will be relocated in accordance with applicable regulations of the Housing and Home Finance Agency.

5. That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the City of Boston with regulations of the Housing and Home Finance Agency effectuating Title VI of the Civil Rights Act of 1964.

APPLICATION FOR CODE
ENFORCEMENT GRANT NO. 1

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

CERTIFICATE OF CITY COUNCIL
RECORDING OFFICER

CODE NO. CE-600B

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of Boston herein called the "Applicant" and the keeper of its records.
2. The attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Applicant held on the day of , 19 , and duly recorded in his office.
3. Said meeting was duly convened and held in all respects in accordance with law and, to the extent required by law, due and proper notice of such meeting was given. A legal quorum was present throughout the meeting, and a legally sufficient number of members of the Applicant voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law incident to the proper adoption or passage of said resolution have been duly fulfilled, carried out, and otherwise observed.
4. If an impression of the seal has been affixed below, it constitutes the official seal of the Applicant, and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal.
5. The undersigned is duly authorized to execute this certificate.

APPLICATION FOR COMMUNITY
FACILITIES GRANT

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

SEWER AND WATER FACILITIES

CODE NO. CF-702

The total cost of upgrading the public sewer and water facilities in Jamaica Plain is estimated to be \$3,300,000; some \$1,700,000 for sewer and drain improvements and \$1,600,000 for water service improvements. Some \$1,650,000 or 50% of the total cost of these improvements is hereby applied for under Title VII: Community Facilities: 1965 Housing Act.

The sewer and water facility improvements are necessary to provide adequate facilities for the people of Jamaica Plain in terms of capacity, areawide program, and orderly community development.

CAPACITY

The sewer and water facilities have been designed to serve the reasonably foreseeable growth needs of the area. Jamaica Plain is one of the more stable residential neighborhoods in the City. From 1950 to 1965, when other sections of the City were losing population, the number of persons residing in Jamaica Plain increased slightly. The area is heavily built-up with the result that no sharp population increase is anticipated in the future.

AREAWIDE PROGRAM

A comprehensive study of the existing utility system in Jamaica Plain has been prepared by Charles A. Maguire and Associates. In large measure, the recommended improvements are drawn from the so-called "Maguire Report": Report on Preliminary Studies of Existing Utility Systems, 1965: which is attached as an exhibit to this application.

ORDERLY COMMUNITY DEVELOPMENT

The proposed sewer and water facility improvements are considered necessary to protect the health, safety, and welfare of the residents. About 20 percent of the Jamaica Plain area is now served by sanitary sewers which discharge into combined



trunk sewers. A large percentage of water mains in the area, 16 inches and larger, were laid prior to 1900 and have lost more than 50% of their original carrying capacity. There is a high incidence of main failures and a serious deficiency in flows of the high service system in several areas.

In general, the plan for major utilities proposes (1) the separation of storm and sanitary sewers where feasible, and (2) the replacement of storm drains, sewers and water lines and appurtenant facilities which are either obsolete or in poor condition.

The implementation of these proposed improvements should insure orderly community development and protect the health, safety, and welfare of the residents.

APPLICATION FOR COMMUNITY
FACILITIES GRANT

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

NEIGHBORHOOD FACILITIES

CODE NO. CF-703

Some \$533,333, or 2/3 of the total cost of \$800,000, in Federal grant funds is hereby applied for under Title VII: Community Facilities: 1965 Housing Act, for a community center to be constructed in conjunction with expansion of the T. Roosevelt School. This facility will provide recreational and social services in coordination with regular school and adult education programs and with Boston's anti-poverty program. The total cost of the facility will be provided by the City of Boston. The facility will serve both the Jamaica Plain area as shown on the attached key map and adjacent sections of the Washington Park Urban Renewal Area.

AREA-WIDE COMMUNITY SERVICE

There is a clear need for health, recreational, and social services in Jamaica Plain as illustrated by the following statistics.

- (1) Some 952 families, or nearly 10% of all families in Jamaica Plain are receiving Aid to Families with Dependent Children (AFDC). This figure has increased over 64% in the last four-year period.
- (2) The delinquency rate, as measured by annual commitments to the Youth Service Board, is 4.8 per 1000 youths aged 7-17. The city-wide rate is 2.3 per thousand.
- (3) Some 14.8% of the white population aged 25 and over and 20.3% of the non-whites have completed less than eight years of formal schooling.
- (4) Some 4.4% of the labor force of Jamaica Plain is currently unemployed; among multi-problem families in public housing, male unemployment of ages 18-25 rises to 16%.

COMPREHENSIVE PLAN

The construction of the community center conforms to an overall plan for facilities of this type as outlined in Boston's Capital Improvements Program - 1963.

AVAILABILITY FOR LOW- AND MODERATE-INCOME FAMILIES

Some 19.4% of the residents of Jamaica Plain are subsisting on incomes of less than \$3,000. Over 1,000 families with children under 18 fall into this category. The statistics are even more revealing for certain sub-areas such as the Bromley-Heath public housing project where the median income of all families stands at \$2,269.

APPLICATION FOR COMMUNITY
FACILITIES GRANT

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

ADVANCE ACQUISITION OF LAND

CODE NO. CF-704

Some \$30,000 in Federal grant funds is hereby applied for under Title VII: Community Facilities, 1965 Housing Act, to finance the interest payments in connection with the acquisition of land for the following schools in Jamaica Plain; the boundaries of the Jamaica Plain area are attached herewith under Exhibit B: "Description of Perimeter Boundary."

- (1) Replacement of Agassiz and Old Agassiz Elementary School
- (2) Replacement of Fuller Elementary School
- (3) Expansion of T. Roosevelt School

Construction of the facilities listed above is scheduled to commence within the next three (3) years. Funds are currently available for the construction of these schools under existing bond authorization.

Construction of these schools is part of the comprehensive development program of Boston as published in the General Plan for Boston and other publications. The proposed new schools and improvements by replacing or upgrading existing facilities will contribute to the economy, efficiency and comprehensively planned development of the area.

The cost of acquisition for the three (3) school sites is estimated to be \$300,000. Borrowing at 3-1/4% for a three-year period results in interest charges of approximately \$10,000 per year or \$30,000 for three years.

The displacement of 67 families and 6 businesses from the sites to be acquired would result in relocation costs of approximately \$32,000. The relocation costs include relocation grants and relocation adjustment payments.

APPLICATION FOR OPEN-SPACE GRANT
BOSTON, MASSACHUSETTS

BINDER NO.
SUBMISSION DATE:

APPLICATION FOR GRANT TO ACQUIRE
AND DEVELOP OPEN-SPACE LAND

Some \$262,500 or 50% of the total cost (\$525,000) of acquiring and developing land for open-space use is hereby applied for under Title VII: Open-Space Land and Urban Beautification and Improvement: 1961 Housing Act, as amended. The specific proposals for (1) the acquisition of 4.7 acres for open-space use, (2) the development of new and existing playgrounds, and (3) cost estimates of the program as they relate to Jamaica Plain are discussed below.

I. Cornwall Playground Expansion

(a)	Acquisition (2.5 acres)	\$175,000
(b)	Development	<u>75,000</u>
		\$250,000

II. Roosevelt Playground

(a)	Acquisition (2.2 acres)	\$ 50,000
(b)	Development	<u>75,000</u>
		\$125,000

III. Murphy Playground

(a)	Acquisition	\$ --
(b)	Development	<u>75,000</u>
		\$ 75,000

IV. Adjacent to Curley

(a)	Acquisition	\$ --
(b)	Development	<u>75,000</u>
		\$ 75,000

The total cost of acquisition and development for open-space use amount to \$525,000. The cost of properties to be acquired is based on (1) assessed valuation of the land and buildings likely to be acquired multiplied in accordance with (2) a ratio of 150 percent between the estimated fair market value and the assessed valuation of land and buildings likely to be acquired. The cost estimates for developing land for open-space use are based on information provided by the Boston Parks and Recreation Department.



The open-space land proposals covered by this application have been reviewed by the Boston Parks and Recreation Department and a summary of their comments is included under Code No. CE-400.

Acquisition activities will result in the displacement of 29 families and 2 businesses at a cost of \$12,350. The relocation costs include relocation grants and relocation adjustment payments.



APPLICATION FOR CODE
ENFORCEMENT GRANT NO. 1

BINDER NO.

BOSTON, MASSACHUSETTS

SUBMISSION DATE:

BOUNDARY DESCRIPTION

EXHIBIT B

The Jamaica Plain Area encompasses that tract of land bounded generally by:

BEGINNING at the intersection of South Huntington Avenue and Huntington Avenue:

Thence, running westerly along Huntington Avenue to the Jamaicaway;

Thence, running southerly along the Jamaicaway to the Arborway;

Thence, running southerly and easterly along the Arborway to the northwest boundary of Franklin Park;

Thence, running generally northeasterly along the northwest boundary of Franklin Park to Columbus Avenue;

Thence, running northwesterly and northerly along Columbus Avenue to Heath Street extended at Jackson Square;

Thence, running northwesterly and westerly along Heath Street to South Huntington Avenue:

Thence, running northerly along South Huntington Avenue to the point of BEGINNING.

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